

## DEED OF SALE BY PERSONAL REPRESENTATIVE

**TRANSFER  
TAX  
PAID**

Know All Men By These Presents

Received Kennebec SS.  
08/03/2009 8:21AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-PATHEWAY  
REGISTER OF DEEDS

52-17

That Kim M. Lane, of Waterville, County of Kennebec and State of Maine, duly appointed and acting **Personal Representative of the Estate of Richard W. Lane**, deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **T & H Investments Real Estate Partnership**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 126 Drummond Avenue, Waterville, ME 04901, the following real property:

**Parcel One:** A certain lot or parcel of land, together with buildings and improvements thereon, situated on Fairmont Street in the City of Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Lot Number 53 on a Plan of Edgemont Park made by J.H. Burleigh, C.E., dated August 1905 and recorded in the Kennebec County Registry of Deeds in Plan Book 2, Page 63.

Being the same land and premises conveyed to Richard W. Lane and Betsy Ann Lane, as joint tenants, by Warranty Deed from Elias J. Nader and Marlene E. Nader dated February 21, 1967 and recorded in the Kennebec County Registry of Deeds in Book 1436, Page 113. The said Betsy Ann Lane, also known as Betsyann Lane, died December 14, 2002 and Richard W. Lane is the surviving joint tenant.

**Parcel Two:** A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine, and being the northerly portion of Lot #54 on plan of Edgemont Park made by John Burleigh and Paige, C.E. dated August 1905 and recorded in the Kennebec County Registry of Deeds bounded and described as follows, to wit:

Beginning at an iron pin in the southerly line of Fairmont Street, so-called, at the northwesterly corner of Lot #54; thence easterly along the southerly line of said street a distance of forty-two and one-half (42½) feet to an iron pin at the northeasterly corner of Lot #54; thence southerly along the easterly line of Lot #54 a distance of seventy-five (75) feet to an iron pin; thence westerly and parallel to Fairmont Street a distance of forty-two and one-half (42½) feet to an iron pin in the westerly line of Lot #54; thence northerly along the westerly line of Lot #54 a distance of seventy-five (75) feet and point of beginning.

Being the same land and premises conveyed to Richard W. Lane and Betsyanne Lane, as joint tenants, by Warranty Deed from Joseph A. Roy, Inc. dated May 12, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1583, Page 677. The said Betsyanne Lane died December 14, 2002 and Richard W. Lane is the surviving joint tenant.

**Parcel Three:** A certain lot or parcel of land, together with the buildings and improvements thereon, situated southerly of Fairmount Street, northerly of Edgemont Street and westerly of North Street, in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

Beginning at a 5/8ths inch steel pin with surveyors identification cap set at the southwest corner of Lot #53 as delineated on a plan entitled "Plan of Edgemont Park Waterville - Maine" dated August 1905, and done by J.H. Burleigh, C.E.; thence south sixty-four degrees forty-three minutes nineteen seconds west (S. 64° 43' 19" W.) along the southerly line of Lot #54 for two and fifty hundredths (2.50) feet to a 5/8ths inch steel pin with surveyors identification cap set; thence north twenty-five degrees sixteen minutes forty-one seconds west (N. 25° 16' 41" W.) for twenty-five and zero hundredths (25.00) feet to a 5/8ths inch steel pin with surveyors cap set; thence north sixty-four

degrees forty-three minutes nineteen seconds east (N. 64° 43' 19" E.) for two and fifty hundredths (2.50) feet to a point in the westerly line of Lot #53; thence south twenty-five degrees sixteen minutes forty-one seconds east (S. 25° 16' 41" E.) along the westerly line of Lot #53 for twenty-five and zero hundredths (25.00) feet, more or less, to the point of beginning.

Meaning and intending to convey a 2½ foot by 25 foot strip of land off from the southeast corner of Lot #54 containing sixty-two and five tenths (62.5) square feet and being a portion of the premises conveyed to Philip J. and Elaine Mullane by Jean G. Cassidy dated March 4, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1542, Page 713.

Being the same land and premises conveyed to Richard W. Lane and Betsy Ann Lane by Corrective Deed from Philip J. Mullane and Elaine A. Mullane dated December 7, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4292, Page 160. Richard W. Lane acquired the interest of Betsyann Lane (aka Betsy Ann Lane or Betsyanne Lane) by Deed of Distribution by Personal Representative for the Estate of Betsyann Lane dated February 19, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7284, Page 327.

IN WITNESS WHEREOF, the said Kim M. Lane, Personal Representative of the Estate of Richard W. Lane has set her hand and seal on this 30th day of July, 2009.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord  
Witness

Kim M. Lane  
Kim M. Lane, Personal Representative  
of the Estate of Richard W. Lane

STATE OF MAINE  
County of Kennebec, ss.

Dated: July 30th, 2009

Personally appeared before me on the day and year aforesaid the above-named, Kim M. Lane in her capacity as Personal Representative of the Estate of Richard W. Lane, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord  
Notary Public  
WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
Printed Name: \_\_\_\_\_ My Commission expires 6/28/2015.

My comm. exp: \_\_\_\_\_  
(Seal)

